



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

March 20, 2019

Elizabeth D. Baker  
Walsh, Colucci, Lubeley & Walsh, P.C.  
2200 Clarendon Boulevard, Ste 1300  
Arlington, VA 22201

RE: Rezoning Application RZ 2018-PR-015  
(Concurrent with Proffered Condition Amendment Application PCA 88-D-005-10)

Dear Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 19, 2019, granting Rezoning Application RZ 2018-PR-015 in the name of 1500 Westbranch Holdings, LLC. The Board's action rezones certain property in the Providence District from the C-3 District to the PTC District to permit mixed-use development with an overall Floor Area Ratio (FAR) of 1.78, which includes bonus density for workforce housing and approval of the conceptual development plan, located in the S.W. corner of the intersection of Jones Branch Drive and Westbranch Drive, on approximately 5.86 acres of land, Tax Map 29-4 ((7)) A5, subject to the proffers dated March 15, 2019.

Please note that on March 14, 2019, the Planning Commission approved Final Development Plan Application FDP 2018-PR-015, subject to the Development Conditions dated February 6, 2019.

**The Board also:**

- Waived Section 2-505 of the Zoning Ordinance (ZO) to permit building and accessory structures, site furnishings, above-grade utility features, and vegetation on a corner lot and within the sight distance triangle formed by the street lines as shown on the CDP/FDP in order to allow for the streetscape sections as outlined in the Comprehensive Plan for Tysons.
- Waived Paragraph 2 of Section 2-506 of the ZO to allow projections of parapet, cornice or other similar projection to exceed three feet in height as may be indicated on the CDP/FDP to screen mechanical equipment.
- Waived Paragraph 7 of Section 6-505 of the ZO requiring the designation of specific outdoor dining areas on the CDP/FDP to permit, outdoor dining to be provided in the building zone as depicted on the final site plan.
- Waived Paragraph 1 of Section 6-506 to permit a minimum district size of less than 10 acres for a PTC zoned parcel.

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**Office of the Clerk to the Board of Supervisors**

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- Modified Section 11-201 and Section 11-203 to reduce the five required loading spaces to two loading spaces as shown on the CDP/FDP.
- Waived Paragraph 8 of Section 13-202 (interior parking lot landscape requirements) for planting atop above-grade parking structures, to allow for alternative location of required plant material.
- Waived Paragraph 3B of Section 17-201 for additional inter-parcel access to adjoining parcels (other than those shown on the CDP/FDP).
- Waived Paragraph 4 of Section 17-201 for further dedication and construction of widening for existing roads, beyond that which is indicated on the CDP/FDP.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Supervisor Linda Q. Smyth, Providence District  
Howard Goodie, Director, Real Estate Division, Dept. of Tax Administration  
Tracy D. Strunk, Director, Zoning Evaluation Division, Department of Planning and Zoning  
Mavis Stanfield, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Liddle, Director, GIS Services, Department of Information Technology  
Jeff Hermann, Section Chief, Transportation Planning Division  
Andrea Dorlester, Park Planning Branch Manager, FCPA  
Abdi Hamud, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools  
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on March 19, 2019 the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2018-PR-015  
(Concurrent with Proffered Condition Amendment Application PCA 88-D-005-10)**

**WHEREAS**, 1500 Westbranch Holdings, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-3 District to the PTC District

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be and hereby is, zoned to the PTC District and said property is subject to the use regulations of said PTC District and further restricted by the conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this March 19, 2019



Catherine A. Chianese  
Clerk to the Board of Supervisors